

**APPROVED  
EMPIRE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**April 19, 2022**

The Empire Township Planning Commission held a regular meeting on Tuesday, April 19, 2022. The meeting was held at the Empire Township Offices.

**CALL TO ORDER:** Dick Figura, Chair, called the meeting to order at 7:00 p.m.

**ROLL CALL:**

Members Present: Dick Figura, Larry Krawczak, Dale DeJager, Duane Shugart, Micah Deegan

Members Absent: None

Staff Present: Dana Boomer, Tim Cypher

**APPROVAL OF AGENDA:** Motion by Shugart, second by Krawczak to approve the agenda as presented. All in favor, motion carried.

**ANY CONFLICT OF INTEREST** – None declared

**APPROVAL OF MINUTES:** Motion by Shugart, second by DeJager to approve the March 15, 2022 Meeting Minutes as presented. All in favor, motion carried.

**COMMUNICATIONS:** Figura received a phone call from Bill Witler, who is working with a Workforce Housing Committee for the Sleeping Bear Dunes. Witler is interested in possibly setting up a workforce housing campground, possibly utilizing part of the township campground. This would be a township board issue, so Figura is working to set up a meeting between Witler and the Township Supervisor. Deegan thinks that the campground may already be fully reserved during the busier months, and there may be issues with regard to the campground ordinance and EGLE.

**PUBLIC COMMENT:** None

**ZONING ADMINISTRATOR'S REPORT:** Cypher had previously distributed his monthly reports for March 2022. The PC briefly discussed. Motion by Deegan, second by Shugart to acknowledge receipt of the March 2022 reports. All in favor, motion carried.

**OLD BUSINESS:**

- A. **Master Plan Review** - Boomer had sent out a new red-line version of the Master Plan, with updates as discussed in March. The PC continued a final page-by-page review of the Master Plan. The PC discussed items related to affordable housing, transfer of development rights, and an extended discussion of the goals of both supporting affordable housing and preserving rural character. PC will continue the discussion on the Master Plan at the May meeting. In the meantime, Boomer will work on several research items.

**NEW BUSINESS:**

- A. **Pleasure of the Board** – Deegan reported on the Drain Commissioner meeting that he attended. The South Bar Drainage District that was established last fall is in a drainage district that goes substantially to the east, over Benzonia Trail. Four options were presented for the South Bar outlet – two involved leaving

the outlet in the current location, and two involved moving the location of the outlet. The cheapest version is to move it south of the boat launch on South Bar, install a deep water intake, and drain the water through the rip-rap into Lake Michigan. The estimated cost is about \$264,000, which is thought to be 65-70% of the actual full cost of the project. Deegan summarized the other options; the next cheapest was estimated at approximately \$400,000. A final determination has not yet been made regarding the project. The cost will be split between MDOT, the Leelanau County Road Commission, Empire Township and the Village of Empire. The Township Board held a special meeting last weekend regarding the topic; the board felt that the information presented at that meeting was not enough to make a final decision. The board made a recommendation that the cheapest, most efficient option be chosen. There is still a large amount of discussion and information needed regarding the topic. The Leelanau County Drain Commissioner is in charge of this project.

**PUBLIC COMMENT:** None

**BOARD COMMENT:** Deegan asked how the PC would like him to keep the Township Board apprised of the progress on the Master Plan. The PC asked him to keep them generally apprised of the progress on the plan, as the PC moves through the final page-by-page review.

**ADJOURNMENT:** **Motion** by Krawczak to adjourn at 9:16 pm. With no objection, Figura adjourned the meeting.

Respectfully Submitted,

Dana Boomer  
Recording Secretary